

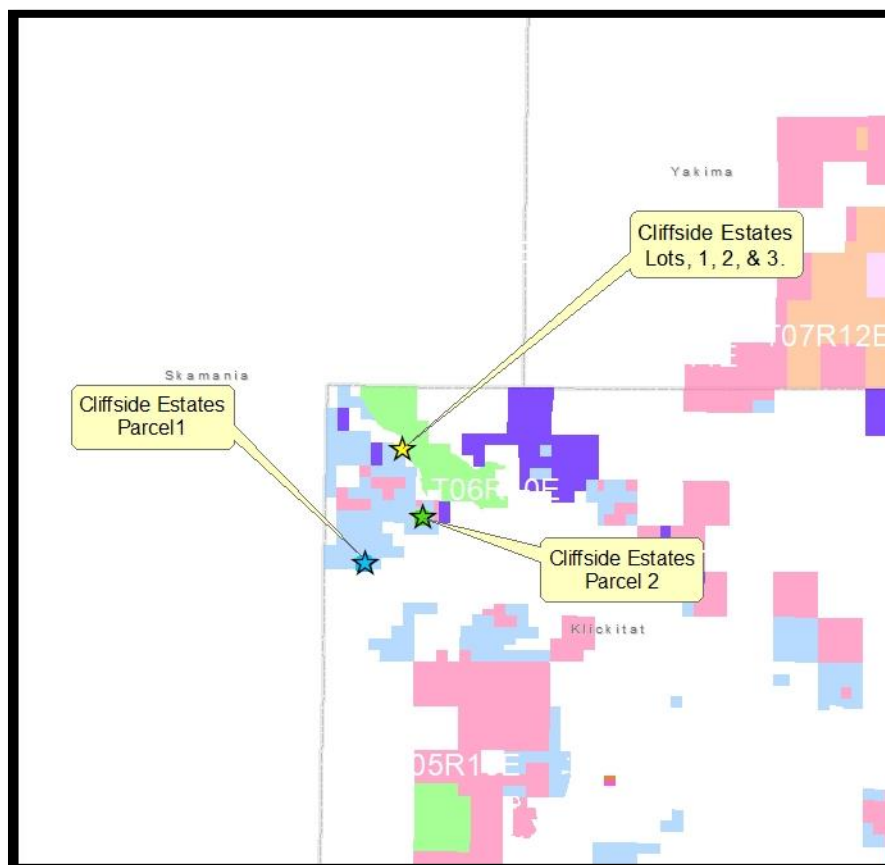


WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES
HILARY S. FRANZ | COMMISSIONER OF PUBLIC LANDS

Cliffside Estates Inter-Trust Exchange # 2, DNR #86-103135

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) PROPOSES A LAND EXCHANGE BETWEEN DNR-MANAGED TRUST LANDS AND DNR-MANAGED LAND BANK PROPERTIES.

Inter-Trust Exchange # 2 Vicinity Map



Purpose

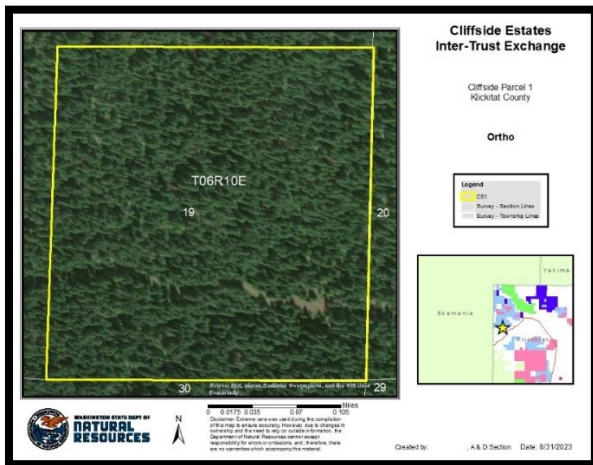
DNR manages 2.9 million acres across Washington as State uplands – lands granted to the state, for the primary purpose of generating revenue for the trust beneficiaries (schools, colleges, public institutions, and counties). Over time, factors including, but not limited to, expanding residential development, parcel isolation, zoning and land use changes, or inability to generate revenue, make some of these state trust parcels less suitable for continued management. In these cases, the state properties may be sold, and revenues used to acquire more suitable replacement state lands.

Prior to selling the trust properties at auction, the state properties are transferred into the Land Bank for sale. This is done through a land bank exchange.

LAND BANK PROPERTIES

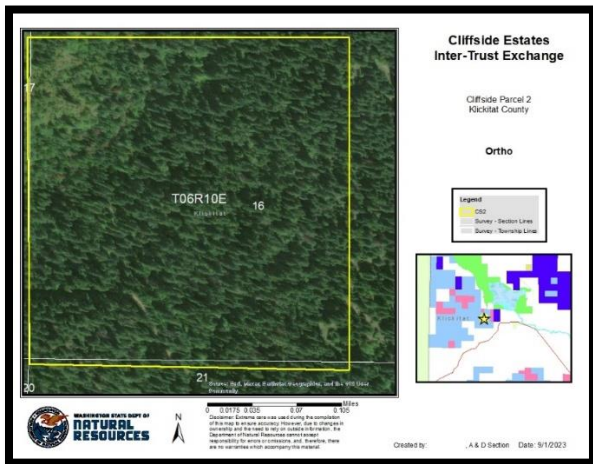
The Land Bank ownership for the state consists of state purchased properties that are waiting to become state trust land, and former trust land waiting to be sold. The current Land Bank parcels proposed for this exchange will provide continued trust revenue production and will function as replacement state trust properties. Only that portion of the proposed Land Bank properties being evaluated for this exchange that is equal in value to the total appraised value of the exchanged trust properties, will be included in the final exchange transaction. The Land Bank properties proposed for this inter-trust land exchange are in Klickitat County and are shown on the following two maps.

Cliffside Estates Parcel # 1 (Land Bank Property) Klickitat County



The “Cliffside Estates Parcel #1” is a 40.25 +/- acre parcel that is managed by DNR in Klickitat County. Located approximately 4 miles from Trout Lake, in Section 19, Township 6 North, Range 10 East, W.M. This property is proposed to be exchanged from Land Bank into the State Forest Trust (01)

Cliffside Estates Parcel # 2 (Land Bank Property) Klickitat County

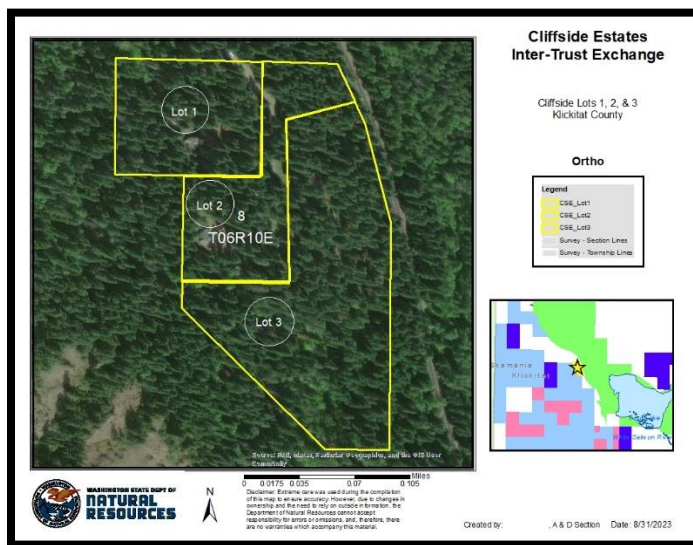


The “Cliffside Estates Parcel # 2” is a 42.2 +/- acre parcel that is managed by DNR in Klickitat County. This Parcel is located approximately 2 miles from Trout Lake in Section 16, Township 6 North, Range 10 East, W.M. This property is proposed to be exchanged from Land Bank into the State Forest Trust (01).

Benefits of Land Bank Exchange and Public Auction

- Position targeted trust properties that are no longer suitable for trust management, to be sold in 2024 at public auction.
- Facilitate the replacement of trust properties unable to serve their primary purpose of generating revenue for the trust, with properties better suited to meet that intent.
- Consolidate State trust lands to improve management efficiency and marketing options to produce trust revenue.
- Enhance the sustainability of working trust landscapes to provide for future generations.
- Reduce the number of isolated trust parcels that are less suitable for long-term trust management.

Cliffside Estates Lots, 1, 2, 3 (Pre-Exchange is State Forest Trust (01))



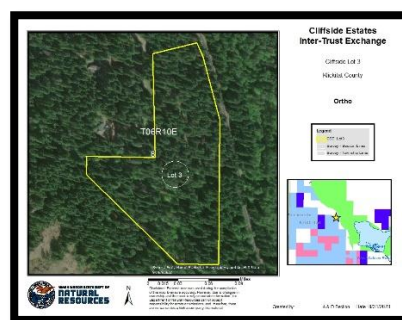
Cliffside Estates Lot 1



Cliffside Estates Lot 2



Cliffside Estates Lot 3



Trust Properties located in Klickitat County

State Forest Trust lands are held by the State and managed by the Department of Natural Resources for the primary purpose of generating revenue for the trust beneficiary, as mandated by State Statutes. When compatible with trust fiduciary duties, DNR manages State Forest Trust properties for multiple benefits, such as recreation and protecting habitat and water quality. The Lots in Cliffside Estates provide little to no trust revenue for the trust they serve, Which is why DNR feels that a future direct sale or Public auction of these lots is in the best interest of the state.

Public Information and Outreach

- DNR will hold a public hearing for the Cliffside Estates Inter-Trust Exchange #2 in Klickitat County, on **10/24/2023**, starting at 6:00 pm, at The Trout Lake School, Room number 132, 2310 Highway 141, Trout Lake, WA 98650. The purpose of this meeting is to share information and to receive information and testimony from the public. The written comment period for the submitted testimony will extend after the public hearing meeting and will conclude on **11/08/2023**.
- DNR will present the exchange proposal to the Board of Natural Resources for a final decision at one of its regularly scheduled monthly meetings. The Board meeting provides an additional opportunity for public comment.
- For more information and to view maps, visit the DNR webpage [dnr.wa.gov](https://www.dnr.wa.gov/managed-lands/land-transactions/cliffside-estates-inter-trust-exchange-2), and select:
<https://www.dnr.wa.gov/managed-lands/land-transactions/cliffside-estates-inter-trust-exchange-2>

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